

Section 38. GU - Governmental Use District

PURPOSE: The GU Governmental Use District is established to apply to those lands where national, state, or local governmental activities are conducted and where governments hold title to such lands. Any lawful governmental activity is permitted in these districts. It is not intended to classify all lands owned by government into this district, but only those lands particularly and peculiarly related to the public welfare. It is generally intended to utilize this district to implement the Comprehensive Master Plan.

- A. **PERMITTED USES:** No building or structure or part thereof, shall be erected, altered, or used, in whole or in part, for other than one or more of the following specified uses:
 - 1. Parks, playgrounds, and recreation areas.
 - 2. Government administrative and judicial buildings.
 - 3. Public schools, hospitals and libraries.
 - 4. Other public facilities of a like nature.
- B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:
 - 1. Uses and structures which are customarily accessory and are clearly incidental and subordinate to the permitted uses and structures.
- C. **CONDITIONAL USES:** The following conditional uses may be permitted provided a Conditional Use Permit is issued pursuant to Section 48.
 - 1. Government maintenance facilities.
 - 2. Public utility facilities.
 - 3. Jails, detention facilities or work camps.
 - 4. Public incinerators.
 - 5. Sanitary landfills.
 - 6. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B.
 - 7. Airports and airport-related facilities and services including, but not limited to,

terminals, runways, taxiways, tramways, airport hangers, warehouses, heliports, helistops, service establishments catering to the airport and airport-related facilities and excavation or fill for any airport related facility.

8. Any use allowed within this district with outdoor speakers.

D. LIMITATION OF USES: None required.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a building or structure shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County;
2. A Site Plan, meeting the requirements of Section 47, has been approved;
3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. GOVERNMENTAL IMMUNITY:

1. Upon petition of the applicant, the City Planning and Zoning Commission may recommend, and the City Council may officially recognize that the applicant is immune from compliance with specific provisions of the City Zoning Ordinance for a proposed building, structure, use, development or activity.
 - (a) If such immunity specifically is required to be granted by any applicable state or federal statute, or
 - (b) In the absence of such a statute, upon consideration and balancing of all relevant factors, including but not limited to:
 - (1) The impact of zoning compliance on the proposed building, structure, use, development or activity;
 - (2) The impact of the proposed building, structure, use, development or activity on the city;
 - (3) Whether a more prudent and feasible alternative location exists for the proposed building, structure, use, development or activity; and,
 - (4) The need of the applicant and the region for the building, structure, use, development or activity at the proposed

location.

2. Governmental immunity may be granted pursuant to subparagraph (b) only after notice is given and public hearings are held in compliance with Section 67.
- G. AREA REQUIREMENTS: The yard requirements shall not be less than the requirements of the most restrictive abutting property.
- H. BUFFER AREA REGULATIONS: Whenever any conditional use that is allowable in this district abuts a residentially zoned district or a PO District, a landscaped buffer zone of not less than twenty-five (25) feet in depth shall be provided between the lot line and any building structure, or activity area. No building, structure, parking, loading or storage shall occur in the buffer area and such area shall be landscaped to provide visual and acoustical privacy to adjacent property. In addition, screening shall be provided in accordance with the provisions of Section 50 of this Ordinance.
- I. HEIGHT: No restrictions.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Section 56 of this Ordinance.
- L. OFF-STREET LOADING: No off-street loading is required in the GU District.
- M. MASONRY REQUIREMENTS: The masonry requirements of Section 54 shall be met.